WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 1981.

Notary Public

MY COMMISSION EXPIRES: 11-25-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTYS., 225 Lebanon Rd., P.O. Box 40, Mt. Juliet, TN 37122
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Smith (NAME)	Western Mortgage Corporation (NAME)	Map 162-2
P.O. Box 110152 (STREET ADDRESS OR ROUTE NUMBER)	2700 Wilshire Boulevard (STREET ADDRESS)	Parcel 136
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Los Angeles, California 90057 (CITY) (STATE) (ZIP)	5DU-51308

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GREGORY JAMES CULPEPPER and wife, CYNTHIA M. CULPEPPER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES L. SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 141 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, page 135, Register's Office for said County.

Said Lot No. 141 fronts 78 feet on the northeasterly margin of Darlene Drive and extends back between lines, 187.9 feet on the northwesterly line and 174.8 feet on the southeasterly line to a dead line in the rear, measuring 96.9 feet thereon.

Being the same property conveyed to Gregory James Culpepper and wife, Cynthia M. Culpepper by virtue of a deed from Richard Wood James and wife, Ola Mae B. James, of record in Book 5348, page 317, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Western Mortgage Corporation, of record in Trust Deed Book 5348, page 319, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.

This is improved (X) unimproved ( ) property, known as Lot No. 141 Colewood Acres, Section 2
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of March, 19 81

GREGORY JAMES CULPEPPER

CYNTHIA M. CULPEPPER

STATE OF TENNESSEE
COUNTY OF WILSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory James Culpepper and wife, Cynthia M. Culpepper

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 31st day of March, 19 81

Commission Expires 11-25-84 J. Stephen Braun, Notary Public.

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____ Notary Public

8098 04/02 133.64- CHECK G35703

IDENTIF. REFERENCE

APR 2 9 06 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM GREGORY JAMES CULPEPPER et ux

TO CHARLES L. SMITH

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of Title Associates, Inc.

REPRESENTING US LIFE TITLE INSURANCE Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			48051.00-	CO
			127.14	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	133.64-
			8098A04/02/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

335703

T IDENTIF. REFERENCE

APR 2 9 06 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 814668